



## Dunmoor Road Belford

- Detached dormer bungalow
- Three bedrooms
- Ground floor Master bedroom with ensuite
- Integral single garage
- Front and rear gardens
- Upgraded kitchen/bathrooms

Offers in the region of: **£349,995**

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MATTHEWS  
SAYER

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# 23 Dunmoor Road Belford, Northumberland NE70 7PT

This 'Lindisfarne' style three bedroom detached dormer bungalow is situated on a newly built development within the small village of Belford in Northumberland. Having been significantly upgraded by the current owners, the property offers a stylish quality kitchen with quartz worksurfaces, and re-fitted bathroom and ensuite with wet wall panelling. This style of property particularly appeals to buyers looking for ensuite bedroom accommodation on the ground floor, and additional upstairs bedrooms for guests. The generous size bedrooms have been fitted with a quality range of wardrobes that make maximum use of the shape of the rooms. Externally the gardens are well-maintained and parking is available on the block paved drive in front of the garage. Having been fully fitted out by its first owners, this fantastic property is ready for a buyer to enjoy a new build home with that advantage of having luxury fittings and garden landscaping already in place.



## ENTRANCE HALL

Entrance door | Stairs to first floor | Radiator | LVT flooring | Understairs cupboard

## DOWNSTAIRS WC

Wash hand basin | Low level WC | Radiator | LVT flooring



## LOUNGE 15' 11" x 12' 5" max into bay (4.85m x 3.78m max into bay)

Double glazed window | Radiator | TV point

## DINING KITCHEN 17' 7" max x 9' 11" max (5.36m max x 3.02m max)

White high gloss fitted wall and base units | Quartz work surfaces | 1½ bowl sink | Electric induction hob | Double electric oven | Integral fridge freezer and dishwasher | Radiator | Double glazed French doors to rear | Double glazed window to rear | Door to garage | LVT flooring



## BEDROOM ONE 10' 7" max x 10' 5" max plus 6'2 x 5'1 (3.22m max x 3.17m max plus 1.88m max x 1.55m max)

Double glazed window | Radiator | Wardrobes

## ENSUITE SHOWER ROOM

Double glazed window | Shower cubicle with mains shower and wet wall panelling | Wash hand basin in cabinet | Low level WC | Radiator | Extractor fan

## FIRST FLOOR LANDING

Walk-in cupboard | Radiator.

## BEDROOM TWO 23' 0" max x 8' 0" max (7.01m max x 2.44m max)

Double glazed window | Double glazed Velux window with fitted blind | Fitted Sharps wardrobes | Radiator



**BEDROOM THREE 23' 0" max x 11' 4" (7.01m max x 3.45m)**

Double glazed window | Double glazed Velux window with fitted blind | Fitted Sharps wardrobes | Radiator

**BATHROOM**

Double glazed Velux window | Panelled bath | Shower cubicle with electric shower | Wash hand basin with cabinet | Low level WC | Radiator.

**EXTERNALLY**

To the front of the property there is a driveway leading to the single integral garage (with central heating boiler) | Gardens to front and rear | Raised planters | Summerhouse | Shed | Lawned garden | Patio | Fenced boundaries

**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: ADSL  
Mobile Signal Coverage Blackspot: No  
Parking: Integral garage and driveway

**MINING**

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and conformation should be sought from a conveyancer as to its effect on the property, if any.

**ACCESSIBILITY**

Ramp access to front door

**TENURE**

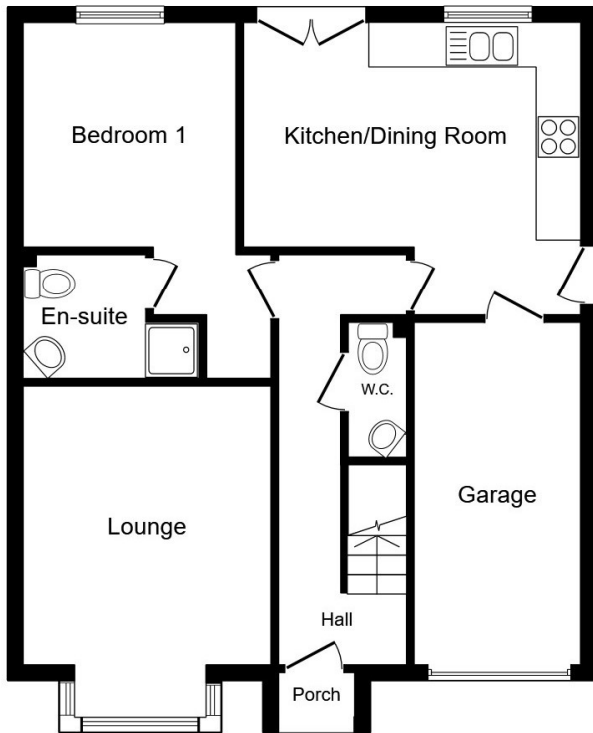
Freehold. It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND D | EPC RATING B**

AL008738/DM/RJ/29/05/2024/V2

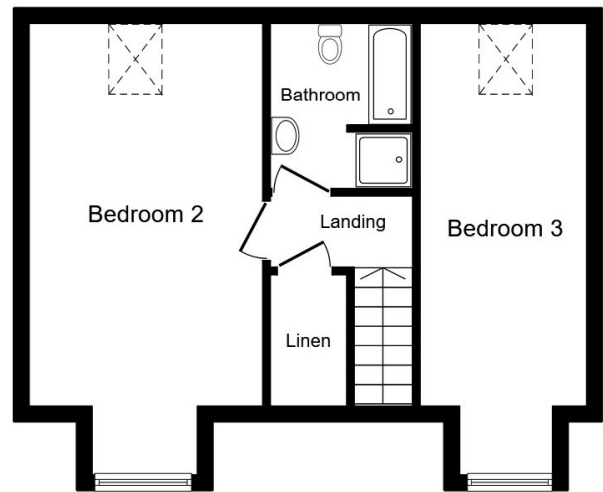
Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





### Ground Floor

Floor area 67.0 m<sup>2</sup> (721 sq.ft.)



### First Floor

Floor area 41.2 m<sup>2</sup> (443 sq.ft.)

**TOTAL: 108.2 m<sup>2</sup> (1,165 sq.ft.)**

## 23 Dunmoor Road

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Version 1

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